



Cockerham, Lancaster, LA2 0EQ

O.I.R.O. £600,000





Cockerham, Lancaster, LA2 0EQ

Offers in the region of £600,000



3 Bedrooms



2 Bathrooms

-
- Fantastic rural location
 - Dining kitchen, lounge, snug and sun room
 - 3 spacious bedrooms and 2 bathrooms
 - Fantastic gardens and grounds
 - Garaging and plenty of off road parking
 - Good access to the main road network





A charming detached home set in spacious gardens and grounds in a lovely rural setting on the edge of the village of Cockerham. Thornfield has a welcoming entrance hall, dining kitchen, lounge, snug, sun room and WC to the ground floor, with 3 spacious bedrooms and 2 bathrooms to the first floor. All of this is set in fantastic spacious gardens and grounds, complete with off road parking and garaging.

The gravel driveway leads from the shared road to a parking area ahead of this super home. The front door opens into the entrance porch where there is a tiled floor and a door opens through to the welcoming entrance hall. The entrance hall has a stone flagged floor, doors off to the various ground floor rooms and a staircase to the first floor. The meter cupboard can be found here along with the understairs cupboard.



The lounge is a cosy room which has a fireplace set in a stone chimney and a stone flagged floor. There is a window to the side and glazed door to the sun room. The sun room enjoys views over the gardens and has a part glazed stable style door to the rear. The vendors assure us that the most fantastic sunsets can be viewed from here.

The snug has views over the grounds and also has a stone flagged floor. The boiler is housed in the boot room and there is a part glazed stable style door to the rear gardens.

The utility is positioned with practicality in mind and has a point for a washing machine, sink. There is also a WC.

The kitchen has been beautifully kept with a range of units in oak with granite work surfaces over, a free standing central island will be included. The integrated appliances include fridge, dishwasher, double oven hob, and extractor. A double sink is also provided.



The staircase rises to the first floor where there are 3 Double bedrooms in total.

The Principal bedroom has beautiful views to 2 all sides and towards the church., giving plenty of natural light. Fitted wardrobes are included along with a shower ensuite.

The second and third bedroom also have some super views. The family bathroom has a bath with a shower over, pedestal wash basin, and a WC.

The garage has been used as a games room with a thin wall up to the up and over doors. This room has a sink and drainer along with a part glazed door to the side. It could easily be changed back to being used to garage a car.

To the rear there is a patio area and a flagged area which the vendors had put in to house a hot tub, this hasn't been installed, but has potential.

The property has a right of access over the shared road. The vendors are liable to pay 20% of maintenance on the road but there has been no need to contribute during their 24 year ownership.

Location

Found in a rural position on the edge of the village of Cockerham, this property will suit those looking to retreat to home. Cockerham is conveniently positioned for access to Lancaster, Garstang and Morecambe with the M6 readily accessible via junction 33. Cockerham is served by a regular bus route and is in the catchment for the Grammar Schools in Lancaster. Lancaster city Centre is just a short drive away where there is an extensive range of amenities.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Foul drainage is via a water treatment plant. Heating is by way of an oil central heating system.

Parking allocated and number of spaces : Parking is available for several cars on the driveway and in the garage.

Construction Type : Brick with slate roof.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3..

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2, Three and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org>.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Lancaster City Council **Council Tax** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : clerics.safety.radiates

Money Laundering Regulations Compliance: Please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

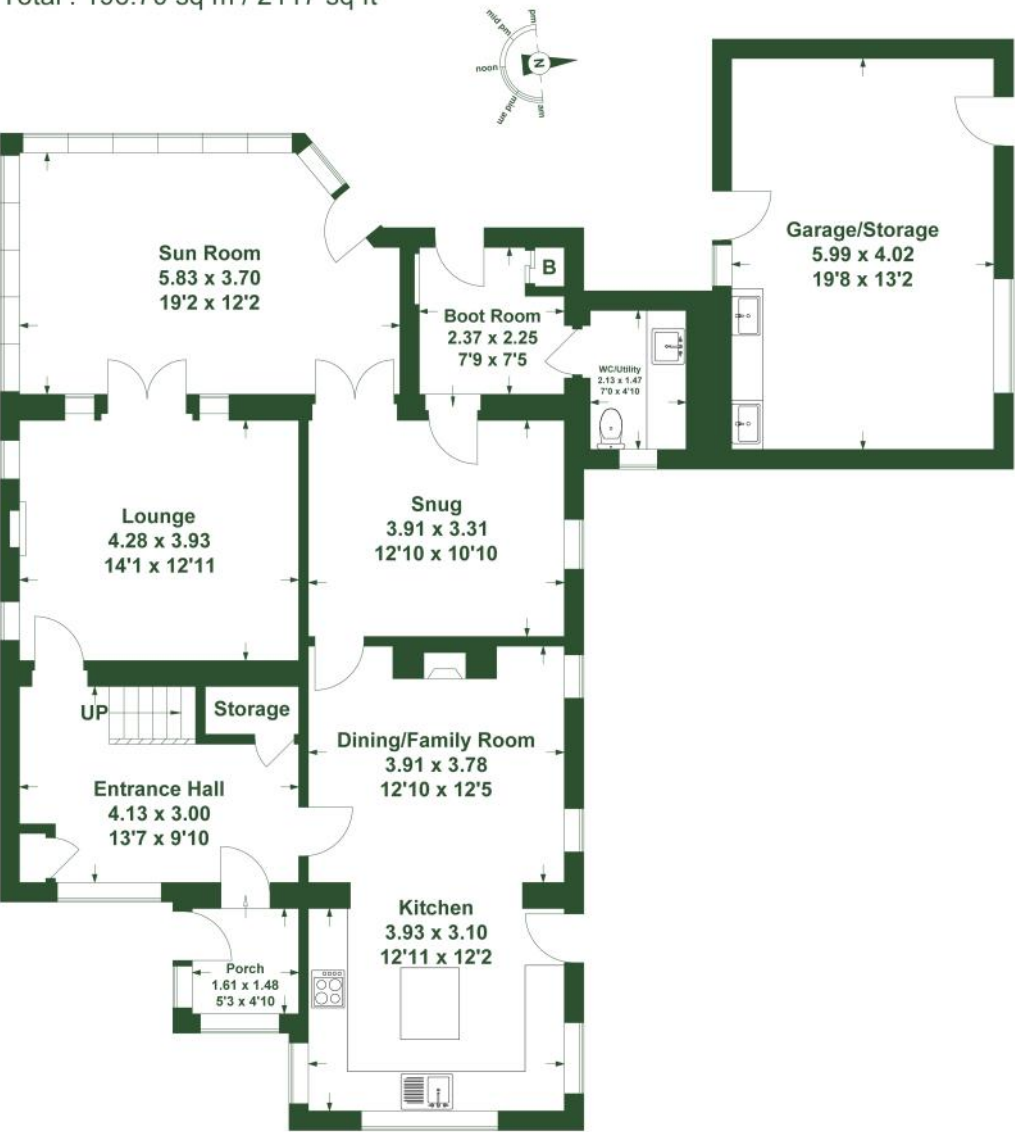
Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

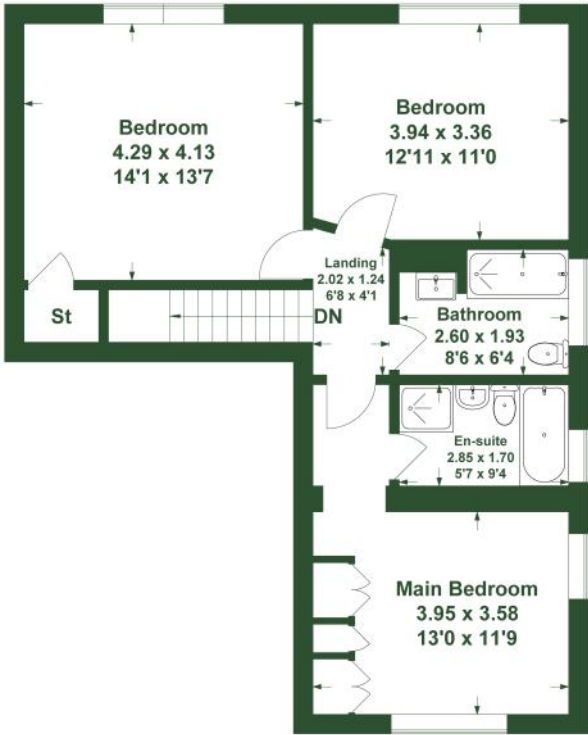


Approximate Gross Internal Area : 172.62 sq m / 1858 sq ft
Garage : 24.08 sq m / 259 sq ft
Total : 196.70 sq m / 2117 sq ft



Ground Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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